

C. LAWSON CHRISTENBURY, ET UX,
GRANTORS

TO

WARRANTY DEED

EDWARD J. PHILLIPS, ET UX,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, C. LAWSON CHRISTENBURY and wife, CLARA E. CHRISTENBURY do hereby sell, convey and warrant unto EDWARD J. PHILLIPS and wife, CONNIE S. PHILLIPS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 745, Section F, Carriage Hills Subdivision,
in Section 24, Township 1, Range 8, as per plat
thereof recorded in Plat Book 6, Pages 3 and 4,
in the office of the Chancery Clerk of DeSoto
County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Peter Eric Setbacken, et ux, in favor of Colonial Savings & Loan, dated May 17, 1971, recorded in Book 128, Page 403, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of Twenty-two thousand five hundred one and 61/100 Dollars (\$22,501.61), and Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors set over and assign unto Grantees without charge all escrow funds now held by Lomas and Nettleton Company in connection with loan made by Colonial Savings & Loan on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record, rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi.

Taxes for the year 1978 are to be pro-rated and possession is to be given with delivery of deed.

WITNESSES our signatures this the 31st day of March, 1978.

C. Lawson Christenbury
C. Lawson Christenbury

Clara E. Christenbury
Clara E. Christenbury

STATE OF Texas
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named C. Lawson Christenbury and Clara E. Christenbury, who acknowledged that they signed and delivered the above and foregoing warranty deed on the day and year therein mentioned and for the purposes therein expressed.

Given under my hand and seal of office, this the 31st day of March, 1978.

My Commission expires: 3/3/80 John A. Lovell
Notary Public

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 45 minutes A. M. 14 day of April 1978, and that the same has been recorded in Book 134 Page 255 records of WARRANTY DEEDS of said County. Witness my hand and seal this the 18 day of April 1978.
Fees \$2.50 Pd. SEAL H. J. Lequian CLERK